

CITY OF CANTERBURY BANKSTOWN

MINUTES OF THE

CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING

HELD ON WEDNESDAY 15 DECEMBER 2021

PANEL MEMBERS

PRESENT: Mr Anthony Hudson - Chairperson
Mr David Epstein - Expert Member
Mr Luke Foley - Expert Member
Ms Inaam Tabbaa - Community Representative Bass Hill (representing Bankstown and Bass Hill Ward)
Ms Kayee Griffin – Community Representative Canterbury

STAFF IN

ATTENDANCE: Ms Maryann Haylock (Local Planning Panel Administration Officer)
Mr Ian Woodward (Manager Development, not present for the closed session)
Mr Mitchell Noble (Manager Spatial Planning, not present for the closed session)
Ms Robyn Winn (Coordinator Governance)
Mr Stephen Arnold (Coordinator Planning West, not present for the closed session)
Mr Patrick Lebon (Coordinator Strategic Assessments Spatial Planning, not present for the closed session)
Mr Warren Terry (Senior Town Planner, not present for the closed session)

THE CHAIRPERSON DECLARED THE MEETING OPEN AT 6.04 PM.

INTRODUCTION

The Chairperson welcomed all those present and explained the functions of the Canterbury Bankstown Local Planning Panel and that the Panel would be considering the reports and the recommendations from the Council staff and the submissions made by objectors and providing advice to Council on the planning proposal.

APOLOGIES

There were no apologies received.

DECLARATIONS OF INTEREST

The Chairperson advised that all Panel Members had submitted written Declarations of Interest returns prior to the meeting.

The Chairperson also asked the Panel if any member needed to declare a conflict of interest in any of the items on the agenda. There were no declarations of interest.

CBLPP Determination

CONFIRMATION OF MINUTES OF PREVIOUS MEETING

THAT the minutes of the Canterbury Bankstown Local Planning Panel Meeting held on **MONDAY 6 DECEMBER 2021** be confirmed noting that there was a change to the previously published minutes and prior to the issuing of the notice of determination to correct an error for item 3 (delete reference to construction certificate in condition 2.3).

DECISION

1 DA-975/2020 - 493-497 CHAPEL ROAD, BANKSTOWN: DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A FOUR STOREY BOARDING HOUSE WITH 103 BOARDING ROOMS AND BASEMENT CAR PARKING

Site Visit

Panel members carried out their own site inspection prior to the public hearing.

Written Submission

A written submission was received for this matter from the following:

- Nikolina, Valentina Dafovska & Slave Dafovski – objectors
- Susanna Lau – objector
- Mark Kubacki – objector

Public Addresses

The following people addressed the meeting in relation to this item:

- Paul Grech Town Planner (representing applicant)

Panel Assessment

Ms Inaam Tabbaa was the Community Panel Member present for the deliberation and voting for this matter.

The Panel agrees with the report and the recommendation.

CBLPP Determination

THAT Development Application DA-975/2020 be **APPROVED** in accordance with the Council staff report recommendation.

Vote: 4 – 0 in favour

DECISION

2 DA-867/2020 – 76 & 76A BRANCOURT AVENUE, YAGOONA: DEMOLITION OF EXISTING BUILDING, CONSTRUCTION OF A THREE-STOREY BOARDING HOUSE WITH 33 ROOMS AND BASEMENT CAR PARKING

Site Visit

Panel members carried out their own site inspection prior to the public hearing.

Public Addresses

The following people addressed the meeting in relation to this item:

- Ghazi Al Ali (applicant)

Panel Assessment

Ms Inaam Tabbaa was the Community Panel Member present for the deliberation and voting for this matter.

The Panel agrees with the report and recommendation.

CBLPP Determination

THAT Development Application DA-867/2020 be **APPROVED** in accordance with the Council staff report recommendation, subject to the following amendments to the recommended conditions:

1.1

- b. A shade structure to be provided covering approximately 50% of the paved common open space on the north side of the building and for the structure to be designed at an appropriate height and with narrow gaps to ameliorate overlooking from the common open space towards the residential units opposite.

The amendment to be provided to the certifying authority prior to the issue of a Construction Certificate.

Vote: 4 – 0 in favour

DECISION

- 3 **DA-509/2021 – 2A JOHNSTON ROAD, BASS HILL: ERECTION AND USE OF TEMPORARY STRUCTURES FOR THE PURPOSES OF A CIRCUS (SHOWTIMES FROM 18 FEBRUARY TO 7 MARCH 2022), TEMPORARY EMPLOYEE ACCOMMODATION AND ASSOCIATED COMMERCIAL PURPOSES**

Site Visit

Panel members carried out their own site inspection prior to the public hearing.

Public Addresses

There was no public address in respect to this item.

Panel Assessment

Ms Inaam Tabbaa was the Community Panel Member present for the deliberation and voting for this matter.

The Panel agrees with the report and recommendation.

CBLPP Determination

THAT Development Application DA-509/2021 be **APPROVED** in accordance with the Council staff report recommendation

Vote: 4 – 0 in favour

DECISION

- 4 **445-459 Canterbury Road, Campsie: Planning Proposal for 445-459 Canterbury Road, Campsie (RZ-4/2020)**

Site Visit

Panel members carried out their own site inspection prior to the public hearing.

Written Submissions

Written submissions were received for this matter from the following:

- Amal Elachi – objector
- George Georgiou - Objector

- Ahmet & Saniye Ozaras objectors
- Richard T – objector
- Kalliopi & Anna Rizoglou – objectors
- Dennis Markou – objector
- Anne Doherty – objector
- Ramos family – objectors

Public Addresses

The following people addressed the meeting in relation to this item:

- Mr Dennis Markou – Objector
- Paul Keywood – Meccone (applicant)
- Zach Ashby – Architect (representing applicant)

Panel Assessment

Ms Kayee Griffin was the Community Panel Member present for the deliberation and voting for this matter.

The Panel notes the concerns of objectors about the height and consistency with the Campsie Town Centre Master Plan. The separate development of this site as a hospital is contemplated in the master plan which provides for height and density uplift and envisages medical uses for this area. Further, the Panel notes that the site could be considered for development as a hospital independently of the town plan especially given the lack of private hospital facilities in the Canterbury area.

The Panel accepts the strategic planning work carried out to date supporting the heights being contemplated for the hospital. As set out in the report and recommendation further fine grains studies and work will be required to assess impacts and finalise the final envelope and design.

The Panel by majority agrees with the report and recommendations with a small technical drafting addition to the recommendations.

The community representative does not support the recommendations due to concerns about impacts to the properties to south and traffic and parking impacts to the residential areas to the north and north east of the site.

CBLPP Recommendation

That the application to amend the proposed changes to the Canterbury Bankstown Local Environmental Plan 2021 proceed to Gateway, subject to the following amendments

- Amend 1.(a) b to read “A maximum Floor Space Ratio (FSR) of 5.1:1 to apply for hospital uses only (noting that the final wording of the site specific LEP clause be drafted to avoid any conflict with the operation of any other clauses in the LEP about the application and calculation of the mapped or non mapped FSR for the site)”
- Insert in 1. (a) d. on the first line after the word “objectives” the words “that must be considered”.

Vote: 3 - in favour / 1 - against

The meeting closed at 6:34pm